

CASE NUMBER: 15SN0117

APPLICANT: Richard Moore



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS)

Public Hearing Date:

JANUARY 28, 2015

BOS Time Remaining:

365 DAYS

Applicant's Contact:

RICHARD MOORE

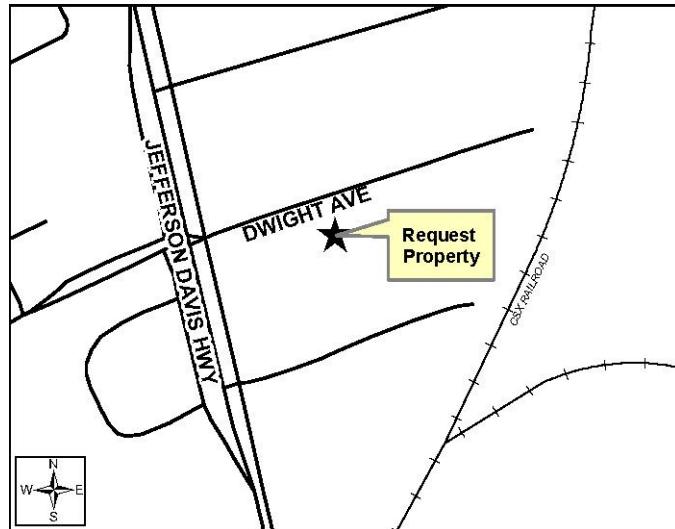
(804-549-3950)

Planning Department Case Manager:

ROBERT CLAY (804-768-7122)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **BERMUDA**



APPLICANT'S REQUEST

Renewal of manufactured home permit (Case 07SR0259) to permit a temporary manufactured home in a Residential (R-7) District

- (NOTES: A. Conditions may be imposed by the Board of Supervisors.
B. Conditions are located in Attachment 1.
C. The ordinance limits the maximum period of time for which a temporary manufactured home may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time.)

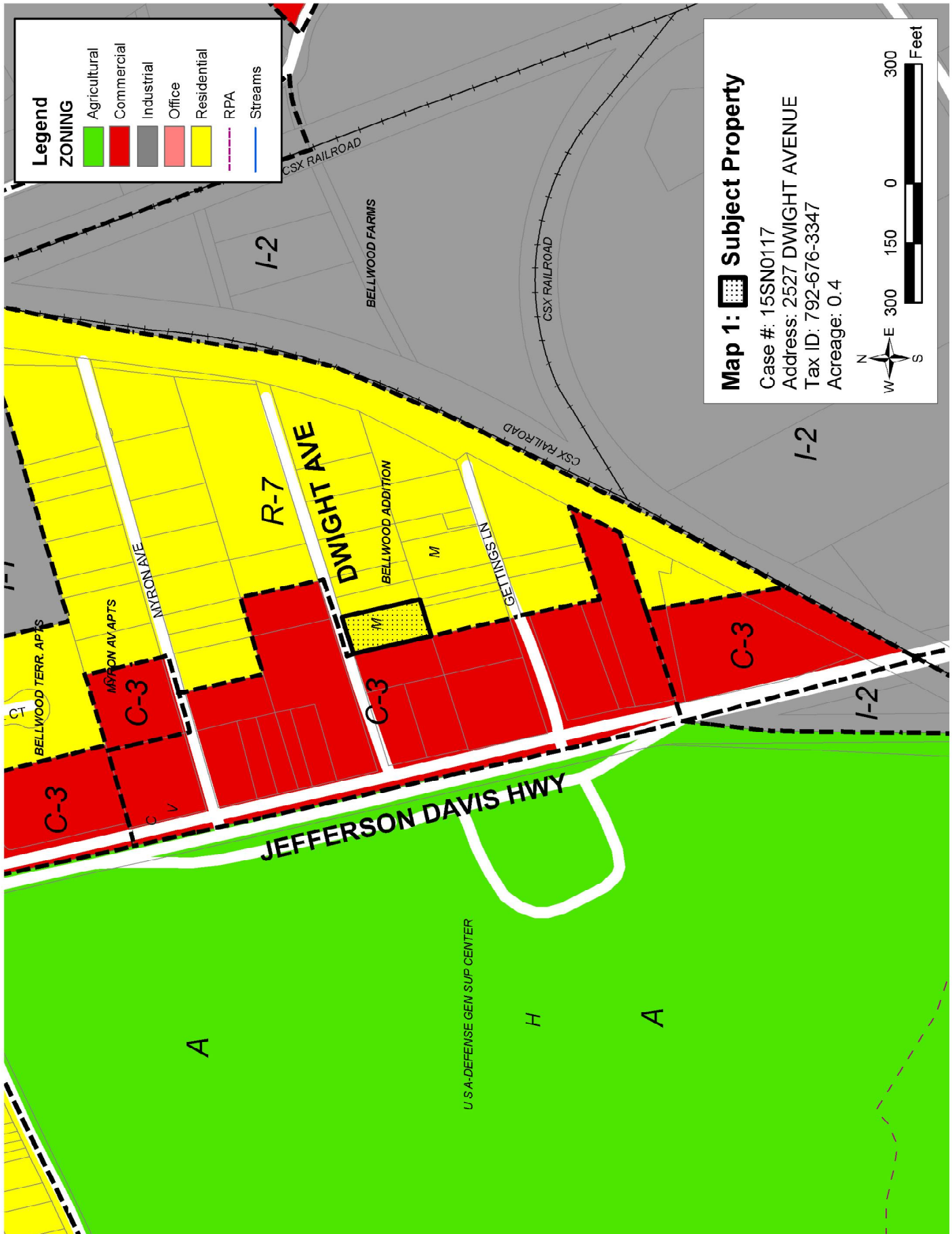
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Renewal of previously approved temporary manufactured home permit
- Conditions ensure that use remains temporary
- Occupancy limited to an immediate family member

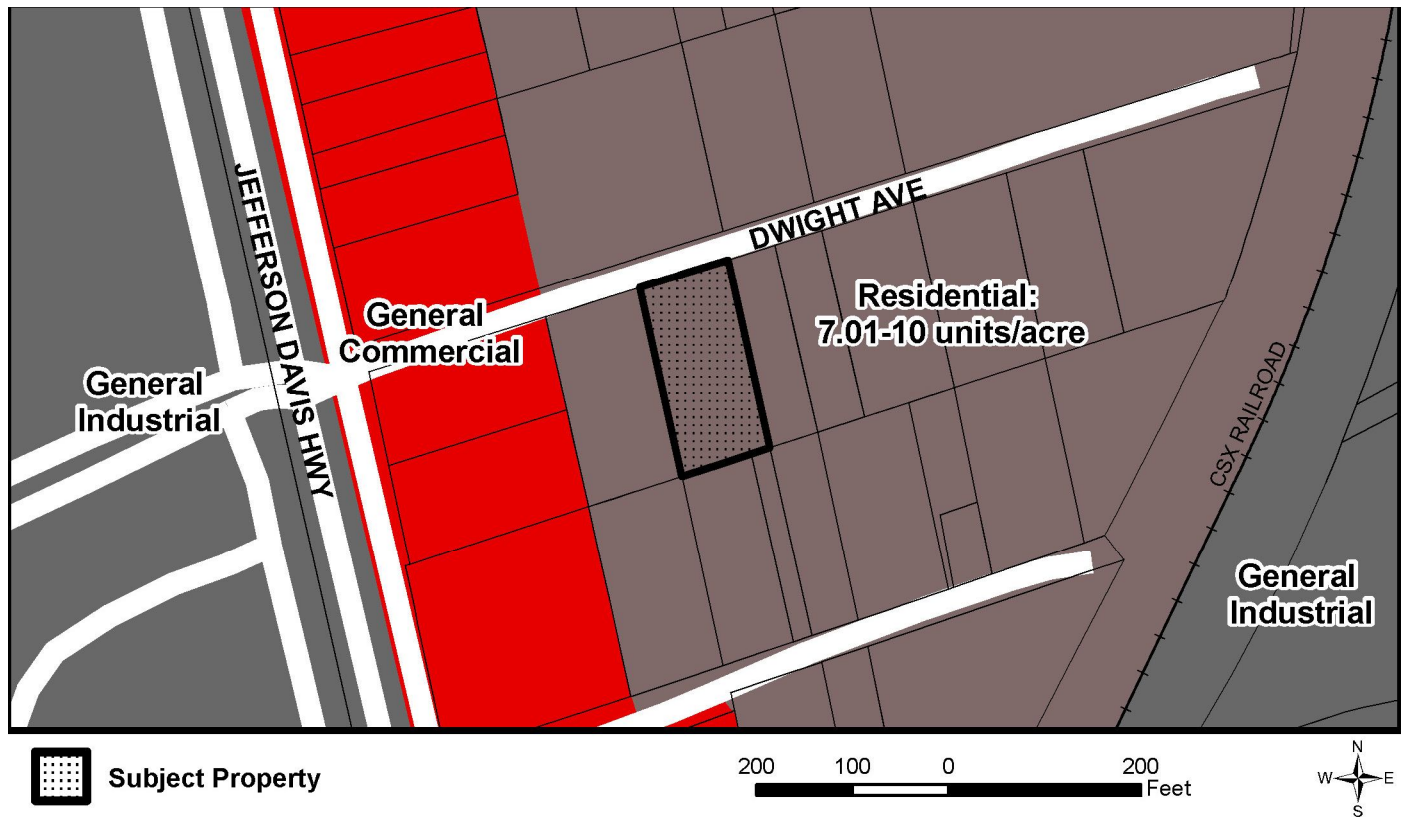
| SUMMARY OF IDENTIFIED ISSUES | |
|------------------------------|-------|
| Department | Issue |
| PLANNING | - |
| FIRE | - |
| CDOT | - |
| VDOT | - |
| UTILITIES | - |
| ENVIRONMENTAL ENGINEERING | - |



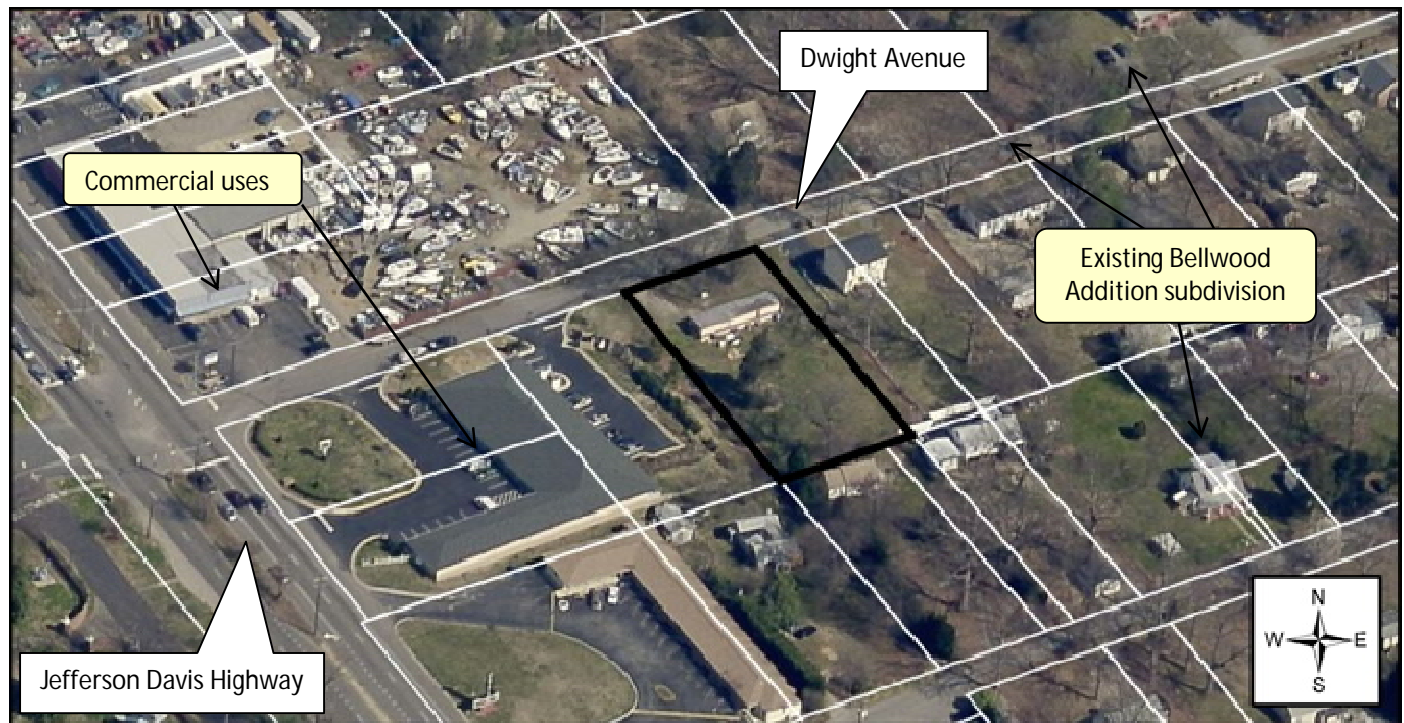
Map 2: Comprehensive Plan (The Northern Jefferson Davis Corridor Plan)

Classification: **INDUSTRIAL**

The designation suggests the property is appropriate for moderate to intense manufacturing uses generally dependent upon processing of raw materials and uses normally have outside storage areas.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Robert Clay (804-768-7122) clayr@chesterfield.gov

ZONING HISTORY

| Case Number | BOS Action | Request |
|-------------|--------------------------|---|
| 86SN0077 | Approved (04/23/1986) | Initial manufactured home permit for Richard Moore. |
| 91SR0167 | Approved (04/24/1991) | Renewal of manufactured home permit for Richard Moore |
| 99SR0301 | Approved (07/28/1999) | Renewal of manufactured home permit for Richard Moore |
| 07SR0259 | Approved (02/28/2007) | Renewal of manufactured home permit for Richard Moore, which expired on February 28, 2014 |

PROPOSAL

The applicant is seeking renewal of a previously approved manufactured home permit for an additional seven (7) years. Single-family residential uses are located within the Bellwood Addition subdivision. While the original occupant was the applicant, the applicant's brother, David B. Moore, is now the occupant of the home. The temporary manufactured home and property would continue to be owned by applicant. The applicant indicates his brother is disabled but, as the occupant, could maintain the home.

| General Overview | |
|------------------|--|
| Requirements | Details |
| Occupancy | Limited to the applicant's brother, David B. Moore <i>Condition 2</i> |
| Additions | No additional permanent type living space allowed <i>Condition 3</i> |
| Foundation | Must be skirted but not placed on permanent foundation <i>Condition 3</i> |

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

| | |
|---------------------|--|
| Fire Station | The Bensley Fire Station, Company Number 3 |
| EMS Facility | The Bensley Fire Station, Company Number 3 |

This request will have minimal impact on Fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

CDOT has no comments for this case.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT has no comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

| Water and Wastewater Systems | | | |
|------------------------------|---------------------|-----------------------|-------------------------------------|
| | Currently Serviced? | Size of Existing Line | Connection Required by County Code? |
| Water | Yes | 8" | Yes |
| Wastewater | Yes | 8" | Yes |

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has not comment on this request.

| CASE HISTORY | |
|----------------------|-----------------------|
| Applicant Submittals | |
| 10/27/14 | Application submitted |

CONDITIONS

1. The applicant, Richard Moore, shall be the owner of the temporary manufactured home. (P)
2. Occupancy of the temporary manufactured home shall be limited to David B. Moore. (P)
3. No permanent-type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)